

NO. 2018-69123

**GERRIT STRYKER AND  
INTERGROUP REALTY, INC.,**  
*Plaintiffs,*

v.

**PETER HUI AND HOSPITALITY  
UNLIMITED INVESTMENTS, INC.,**  
*Defendants.*§  
§  
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§  
§**IN THE DISTRICT COURT OF****HARRIS COUNTY, TEXAS****334TH JUDICIAL DISTRICT****FINAL TAKE NOTHING JUDGMENT**

On October 4, 2022, this case was called to trial, with all issues submitted to the Court for determination. Gerrit Stryker and Intergroup Realty, Inc. appeared in person and through their attorneys. Defendants, Peter Hui and Hospitality Unlimited Investments, Inc. appeared in person and their attorneys. After considering the pleadings, the Court's file, the competent evidence presented, and the law and arguments of counsel, the Court rules as follows:

At the conclusion of Plaintiff's case-in-chief, Defendants moved for judgment on the two causes of action pled by Defendants: breach of contract and *Quantum Meruit*. The Court found Defendants' Motion for Judgment to be meritorious as it relates the Plaintiffs' cause of action for *Quantum Meruit*, and granted the Motion for Judgment on this cause of action, but denied as to breach of contract.

The Court finds that Plaintiffs failed to satisfy conditions precedent to their recovery under the Cooperating Brokerage Agreement. Therefore, Defendants did not breach the Cooperating Brokerage Agreement. **IT IS THEREFORE, ORDERED THAT:**

1. Plaintiffs shall take nothing by way of this suit.
2. All costs of court shall be taxed against the party which incurred them.
3. This is a Final Judgment disposing of all claims against and among all parties.

Signed:  
11/2/2022  
4:12 PM



\_\_\_\_\_  
Date

\_\_\_\_\_  
THE HONORABLE DAWN D. ROGERS  
District Judge, 334<sup>th</sup> District Court

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I, Marilyn Burgess, District Clerk of Harris County, Texas certify that this is a true and correct copy of the original record filed and or recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office this March 20, 2023

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Marilyn Burgess, DISTRICT CLERK  
HARRIS COUNTY, TEXAS

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